

IN THE MATTER OF THE APPLICATION OF  
**PEBBLE SOLAR LLC, APPLICANT**  
FOR AN AMENDMENT OF THE UNIFIED DEVELOPMENT  
ORDINANCE OF McHENRY COUNTY, ILLINOIS FOR A  
**CONDITIONAL USE**

)  
)  
) LEGAL NOTICE OF PUBLIC HEARING  
) Z25-0065  
)

Notice is hereby given in compliance with the McHenry County Unified Development Ordinance, that a public hearing will be held before the **McHenry County Zoning Board of Appeals**, in connection with this Ordinance, which would result in a **CONDITIONAL USE** for the following described real estate:

**Parcel 1**

***The West Half of the Southeast Quarter of Section 5, (excepting therefrom the West 375.52 feet of the North 1740.00 feet thereof: and also excepting therefrom the East 375.52 feet of the North 1740.0 feet thereof): In Township 44 North, Range 8 East of the Third Principal Meridian, in McHenry County, Illinois.***

***PIN 14-05-400-006***

**Parcel 2**

***The West 375.52 feet of the North 1740.00 feet of the West Half of the Southeast Quarter of Section 5, Township 44 North, Range 8, East of the Third Principal Meridian, in McHenry County Illinois.***

***PIN 14-05-400-004***

The subject property is located on the south side of West Bull Valley Road approximately one (1) mile west of the intersection of West Bull Valley and Crystal Lake Roads, ***with common addresses of 6415 and 6517 Bull Valley Road, McHenry, Illinois, in Nunda Township.***

The subject property is presently zoned ***“A-1” Agriculture District (Parcel 1)*** and ***“A-2” Agriculture District (Parcel 2)*** respectively and consist of approximately sixty-four (64) acres with the City of McHenry to the North, ***“A-1” and “A-2” Agriculture District zoning to the East, the Village of Bull Valley to the South, and “A-2V” Agriculture District with Variation and “A-1” Agriculture District zoning the to the West.***

<p>The Applicant is requesting a <b>CONDITIONAL USE of the subject property to allow for a commercial solar energy facility.</b></p>
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The Applicant, Pebble Solar, LLC is wholly owned by Cultivate Power, LLC. The officers of Pebble Solar, LLC and Cultivate Power, LLC are Brian Matthey and Noah Hyte. They can be reached at 30 West Hubbard Street, Suite 400, Chicago, Illinois. Harris Bank Woodstock as Trustee of Woodstock Harris Bank Trust Number 5602, property owner of PIN 14-05-400-004, can be

reached at 225 W. Jackson Street, Woodstock, Illinois. Chris Biggus, Beneficiary of Woodstock Harris Bank Trust Number 5602, can be reached at 6417 Bull Valley Road, McHenry. Edward A. Sincere, property owner of PIN 14-05-400-006, can be reached at 6415 Bull Valley Road, McHenry, Illinois.

A hearing on this Petition will be held on the 27<sup>th</sup> day of August 2025 at 1:30 P.M. in the County Board conference room at the McHenry County Government Center Administration Building 667 Ware Rd, Woodstock, Illinois at which time and place any person desiring to be heard may be present. The McHenry County Government Center Mailing address is 2200 N. Seminary Avenue, Woodstock, Illinois 60098.

DATED THIS 5<sup>TH</sup> DAY OF AUGUST 2025.

By: Linnea Kooistra, Chair  
McHenry County Zoning Board of Appeals  
2200 N. Seminary Avenue  
Woodstock, IL 60098

***Petitions for all Zoning Board of Appeals hearings can be accessed at the following link: [www.mchenrycountyil.gov/county-government/new-meeting-portal](http://www.mchenrycountyil.gov/county-government/new-meeting-portal) and choosing the "Agenda" link for the specific meeting date.***

***Live audio streams of all Zoning Board of Appeals hearings can be accessed at the following link: [www.mchenrycountyil.gov/county-government/new-meeting-portal](http://www.mchenrycountyil.gov/county-government/new-meeting-portal) and choosing the "Video" link for the specific meeting date.***